BOOK 7524 PAGE 745

B&S

SEND TAX BILL TO:
Ferrell J. Babin
701 Bluewater Drive
Nashville, TN. 37217

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 19 88

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 19, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-America Title Agency, 1100 Kermit Drive, Suite 204, Nashville, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Ferrell J. Babin (NAME)	Tennessee Teachers Credit Union (NAME)	P/O 150-2-311
701 Bluewater Drive (STREET ADDRESS OR ROUTE NUMBER)	1400 8th Avenue South (STREET ADDRESS)	
Nashville, TN. 37217 (CITY) (STATE) (P.O. ZIP)	Nashville, TN. 37203 (CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J & C Builders, a partnership composed of A.J. JOHNSON AND JOHN J. COOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO FERRELL J. BABIN AND WIFE, CYNTHIA D. BABIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 23 on the Plan of the Addition of Lots Nos. 22 and 23 to Castlegate Subdivision, Section Five, of record in Book 6200, Page 570, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to J & C Builders, a partnership composed of A.J. Johnson and John J. Cook, by deed from Third National Bank in Nashville, a national banking association, as recorded in Book 7189, Page 998, Register's Office for Davidson County, Tennessee.

23988

IDENTIFICATION REFERENCE

APR 25 8 33 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7553 04/25 0101 03CHECK 258.50

This is (unimproved) (XX) property, known as 701 Bluewater Drive (House Number) (Street) Nashville, Tennessee 37217 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of April 1988

J & C BUILDERS, A Partnership

BY: x John J. Cook

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A.J. Johnson

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 1988

Mary L. Reynolds Notary Public

My Commission Expires July 13, 1991

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John J. Cook

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), ~~and who,~~ upon oath, ~~acknowledged himself to be the~~ of the ~~corporation, and that he as such~~ that he executed ~~the~~ foregoing instrument for the purpose therein contained, ~~by signing the name of the corporation by himself as~~

Witness my hand and official seal at Nashville, this 20th day of April, 1988

Mary L. Reynolds Notary Public

My Commission Expires July 13, 1991

Commission Expires

WARRANTY DEED

FROM J & C BUILDERS, A PARTNERSHIP

TO FERRELL J. BABIN AND WIFE, CYNTHIA D. BABIN

MAT-0731

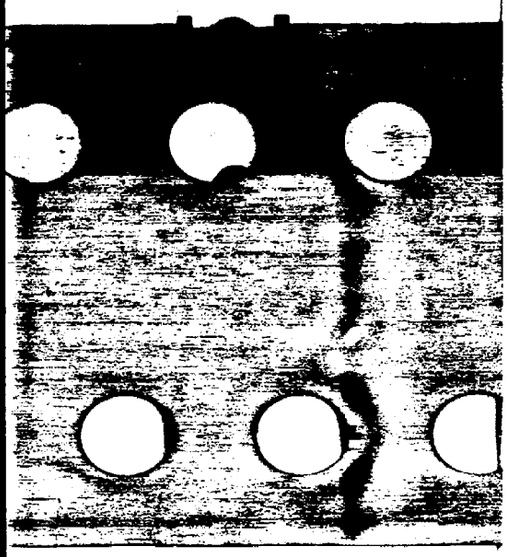
STATE OF TENNESSEE
COUNTY OF DAVIDSON

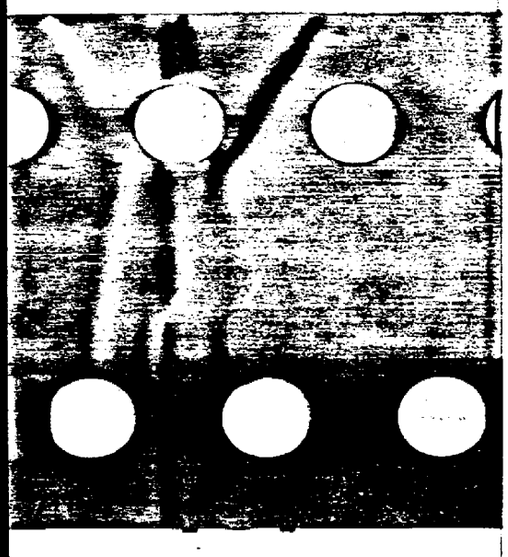
Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to a partner of J. & C. Builders, a partnership the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my and and official seal at Nashville Tennesse, this 20th day of April ,1988.

Notary Public

My Commission expires: _____.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 90000.00
CON TX 252.00
PRFEE 0.50
WDEED 6.00
TOTAL 258.50
CHECK 258.50

04/25/88 01 08:34 0001 7553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

239888

IDENTIFICATION REFERENCE

APR 25 8 33 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83650